

GENERAL SERVICES ADMINISTRATION - PUBLIC BUILDINGS SERVICE

1. D&C WORK ORDER NO.

INSPECTION REPORT ON WORK UNDER CONTRACT

2. LOCATION (Street, city, and State) 101 Locust Street, Des Moines, IA 50309				3. BUILDING New US Courthouse					
4. CONTRACTOR'S NAME AND ADDRESS Ryan Companies US, Inc. 111 E. Grand Avenue Des Moines, IA 50309				5. TYPE OF WORK Construction	6. CONTRACT FOR <table border="1"> <tr> <td><input type="checkbox"/></td> <td>ALTERATIONS</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>NEW CONSTRUCTION</td> </tr> </table>	<input type="checkbox"/>	ALTERATIONS	<input checked="" type="checkbox"/>	NEW CONSTRUCTION
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<input checked="" type="checkbox"/>	NEW CONSTRUCTION								
7. PROJECT NO. NIA00003	8. CONTRACT NO. 47PG0218C0003	9. DATE OF RECEIPT OF NOTICE TO PROCEED N/A	10. ORIGINAL CONTRACT PRICE \$ 703,418.00	11. CUMULATIVE CHANGE ORDERS* a. NO. b. AMOUNT 70 \$ 109,410,504.07	12. CONTRACT PRICE TO DATE \$ 110,113,922.07				
13. LIQUIDATED DAMAGES PER DAY \$4,769		14. COMPLETION DATE a. CONTRACT b. REVISED c. ESTIMATED d. ACTUAL SUB. 6-Sep-2022 22-Nov-2022 22-Nov-2022 N/A			15. PERCENTAGE OF COMPLETION a. ACTUAL b. NORMAL 55.75% 70.73%				

16. A-E FIRM

Neumann Monson Architects/ Mack Scogin Merrill Elam Architects

17. CONSTRUCTION ENGINEER Jacobs Technology, Inc.			18. GSA ENGINEER MAKING INSPECTION Bill Lyle (Jacobs)												
19. TYPE OF INSPECTION <table border="1"> <tr><td><input checked="" type="checkbox"/></td><td>PROGRESS</td></tr> <tr><td><input type="checkbox"/></td><td>FINAL</td></tr> <tr><td><input type="checkbox"/></td><td>POST-FINAL</td></tr> </table>	<input checked="" type="checkbox"/>	PROGRESS	<input type="checkbox"/>	FINAL	<input type="checkbox"/>	POST-FINAL	20. DATE OF LAST INSPECTION 12/31/2021	21. DATE OF THIS INSPECTION 1/31/2022	22. ADDITIONAL INSPECTIONS RECOMMENDED <table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td>YES</td> <td><input type="checkbox"/></td> <td>NO</td> </tr> </table>	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	23. PAYMENT RECOMMENDED \$4,707,284.85 OR %	
<input checked="" type="checkbox"/>	PROGRESS														
<input type="checkbox"/>	FINAL														
<input type="checkbox"/>	POST-FINAL														
<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO												

24. STATE BELOW GENERAL CONDITIONS OF THE WORK; SUFFICIENCY OF LABOR FORCE; DELAYS, CORRECTIVE ACTION TAKEN, AND RECOMMENDATIONS. (Proposals should be forwarded under separate cover.) *LIST CHANGE ORDERS FOR \$50,000 AND OVER AUTHORIZED DURING REPORT PERIOD, INDICATING AMOUNT AND BRIEF DESCRIPTION OF WORK.

Work this period:

Design
- LEED and SITES Coordination

General
- Weekly Construction Progress Meeting
- Weekly Schedule Review
- Weekly Quality Site Walk
- Weekly Curtain Wall Anchor Inspection Debrief
- Monthly OSHA Partnership
- LEED and SITES Construction Documentation
- Courts Structured Cabling Bid Reviews
- Detention Door Control Design
- MidAmerican Vault Pre-Installation Kick-Off
- Lighting Control Finalization
- Art-in-Architecture Final Concept
- The "Actual" percent complete does not include stored materials and bonds that are included as separate cost loaded activities in Ryan's baseline schedule (included in the "Normal to Date" - current stored materials and bonds account for 2.50%). If stored materials are added to the "Through This Month" percent complete, the percent completed through this month is 58.26%. Based on the cumulative cash flow curve included in Ryan's rebaselined schedule, the early date percent complete is 74.86%, the late date percent complete is 58.27%, and the normal percent complete is 70.73%. Comparing the percent complete through this month (stored materials and bonds included) of 58.26% to the normal percent complete of 70.73%, Ryan is currently behind the late start cumulative by 0.01%.

Work During This Period
- Sprinkler system installation continues
- Installation of steel stair structure and roof decking
- Curtain wall installation at the precast openings at the north building structure and mullions at the southeast side (level 1 - 3)
- Masonry installation continued from level 4 - 7
- Major deliveries included vapor barrier, CMU and GCMU, sprinkler pipe, drywall, elevator machine room components, decking, and door frames

Labor Force this Period:

Approx. 52/day

Other Remarks:

Approximately 120 round interior concrete columns have been placed with approximately 116 being exposed to view. Due to the large amount of columns that do not meet the CSC3 finish requirement, \$92,557.51 is being withheld from the work completed line item for P-21 Structure ECW (approximately \$800 per column) until Ryan remedies the non-conformance issue.

Due to CMU walls not being entirely grouted, \$337,204.97 is being withheld based on the level 1 and 3 takeoff of incomplete walls.

Ryan is unsatisfactory for progress due to being behind the late start cumulative by 0.01% although Ryan's schedule is aligning with the 11/22/2022 substantial completion. There are concerns that Ryan will not make the 11/22/2022 substantial completion date, Ryan is to submit a schedule analysis by 02/28/2022.

Modifications:

P-01 - Preliminary Concept Estimates - Add of \$22,042.06 - approved 08/09/18
P-02 - Pull Planning Facilitation - Add of \$10,531.46 - approved 08/29/18
P-03 - Concept 6 Pricing - Add of \$15,051.95 - approved 09/13/18
P-04 - Site Fencing - Add of \$0.00
P-05 - Final Concept Re-Pricing/Travel/ mtgs. - Add of \$62,125.81 - approved 03/01/19
P-06 - Online Invoicing - Add of \$0.00 - approved 05/16/19
P-07 - EWP #1 Site Exploration/ Removals - Add of \$1,818,870.00 - approved 07/16/19
P-08 - Bird's Run Excavation - Work outside POR - Add of \$269,300.00 - approved 08/13/19
P-09 - Deep Foundations - Add of \$1,188,827.00 - approved 10/10/19
P-10 - Notice to Proceed - Add of \$0.00 - approved 08/07/19
P-11 - Supplemental Documentation for P08 - Add of \$0.00 - approved 09/17/19
P-12 - YMCA Rubble Removal - Work outside of POR - Add \$343,460.92 - approved 10/16/19
P-13 - Mock-Up Cost Reconciliation - Add \$58,327.02 - approved 10/31/19
P-14 - SHPO Programmatic Agreement Impacts - Add \$127,415.15 - approved 01/22/20
P-15 - Elevators - Add \$3,424,460.00 - approved 12/06/19
P-16 - Bird's Run Inspection Survey - Add \$35,219.19 - approved 01/10/20
P-17 - Contaminated Soils Removal - Add \$940,791.11 - approved 12/23/19
P-18 - Enclosure Design Assist ECW - Add \$341,192.00 - approved 03/25/20
P-19 - Site Utilities - Add \$741,210.00 - approved 02/05/20
P-20 - Footings & Foundations - Add \$6,189,389.00 - approved 02/27/20
P-21 - Structure ECW - Add \$16,044,221.00 - approved 05/21/20
P-23 - Major Mechanical Equipment ECW - Add \$1,755,362.00 - approved 05/14/20
P-24 - Underslab MEP ECW - Add \$690,442.00 - approved 05/18/20
P-25 - Bird's Run Transfer Beams ECW - Add \$161,719.56 - approved 03/09/20
P-26 - ASI #001 & #003 ECW - Add \$69,043.69 - approved 04/03/20
P-27 - ASI #002 ECW - Add \$14,101.31 - approved 04/28/20
P-28 - Security Infrastructure ECW - Add \$50,081.87 - approved 05/06/20
P-29 - ASI #05 Revision to P20 ECW - Add \$5,707.38 - approved 06/02/20
P-30 - Exterior Lower Columns ECW - Add \$56,812.00 - approved 04/24/20
P-31 - Formed Footings/ Mobile Crane - Deduct \$43,873.98 - approved 05/07/20
P-32 - Garage Level Columns ECW - Add \$72,146.00 - approved 05/07/20
P-33 - Foundation Updates ECW - Add \$23,921.88 - approved 07/28/20
P-34 - ASI #05 Revisions to P25 ECW - Add \$4,205.42 - approved 06/01/20
P-35 - ASI #07 ECW - Add \$5,281.71 - approved 07/16/20
P-36 - BP #05i Site Backfill within POR ECW - Add \$703,846.00 - approved 08/19/20
P-37 - BP #05i Site Backfill outside POR ECW - Add \$31,176.00 - approved 08/20/20
P-38 - BP #04b Curtain Wall Scope ECW - Add \$7,844,075.00 - approved 08/06/20
P-39 - Vault Containment System ECW - Add \$99,285.48 - approved 07/16/20
P-40 - Garage Floor Reinforcing ECW - Add \$0.00 - approved 07/16/20 (included in P-39)
P-41 - ASI #08 Structural Coordination & Clarifications, Additional Scope - Add \$794,667.71 - approved 01/14/21
P-42 - ASI #09 Structural Coordination & Clarifications - Add \$16,354.27 - approved 11/18/20
P-43 - ASI #11 Waterproofing Below Grade at Sitewalls - Add \$44,691.42 - approved 11/03/20
P-44 - BP#4c Precast - Add \$3,527,586.00 - approved 09/21/20
P-45 - ASI #10 Structural Coordination & Clarifications - Add \$109,927.75 - approved 11/19/20
P-46 - ASI #12 Structure Slab Openings Coordination - Add \$5,051.41 - approved 11/23/20
P-48 - ASI #13 Filter Fabric at Perimeter Subsoil - Add \$0.00 - approved 11/03/20 (included in P-43)
P-49 - ASI #14 Coordination Clarification - Add \$0.00 - approved 11/03/20 (included in P-52)
P-50 - ASI #15 Coordination Clarification - Add \$0.00 - approved 11/03/20 (included in P-52)
P-51 - ASI #16 Structural Coordination & Clarifications - Add \$32,708.86 - approved 11/23/20
P-52 - ASI #17 Relocate Sleeves - Add \$2,040.37 - approved 11/03/20
P-53 - ASI #18 Structural Coordination & Clarifications - Add \$28,647.84 - approved 12/02/20
P-54 - ASI #19 Structural Coordination & Clarifications - Add \$9,543.78 - approved 01/05/21
P-55 - RFP Security System Infrastructure Design & Document Services - Add \$86,791.34 - approved 12/03/20
P-57 - ASI #20 Structural Coordination & Clarifications - Deduct \$3,311.95 - approved 12/10/20
P-58 - A. Reconcile Removal of Contaminated Soil Added in P-17 - Deduct \$346,503.75 - approved 11/10/20
P-59 - B. Delete Excavate and Backfill of Length of Bird's Run from P-07 - Deduct \$47,521.55 - approved 11/10/20
P-60 - C. Reconcile Rubble Removal Added in P-12 - Add \$31,787.60 - approved 11/17/20
P-61 - Winter Conditions within the POR and Concrete Mockups - Add \$1,203,552.00 - approved 12/14/20
P-62 - ASI #21, 22, 23 - Add \$1,871.19 - approved 01/06/21
P-64 - Winter Conditions work outside of POR Effect - Add \$77,560.00 - approved 12/15/20
P-65 - Curtainwall Scope for Removal of RWAs - Deduct \$61,147.23 - approved 02/01/21
P-66 - Courts RWAs - Add \$133,329.13 - approved 02/09/21
P-67 - Deletion of Stand-Alone Exterior Wall Mockup - Deduct \$209,071.74 - approved 01/26/21
P-68 - Masonry Subcontract - Add \$1,975,777.00 - approved 01/11/21
P-69 - Detention Equipment - Add \$1,149,194.00 - approved 01/12/21
P-70 - Additional Site Security 01/15/21 through 01/31/21 - Add \$16,636.71 - approved 01/20/21
P-76 - Remove Work Outside the POR - Deduct \$257,369.00 - approved 3/30/21
P-77 - Balance of Work Inside the POR (GMP) Add \$55,409,021.72 - approved 3/31/21
P-78 - Add Back the Work Outside the POR - Add \$2,132,427.00 - approved 4/1/21
P-80 - Detention Controls - Add \$370,495.20 - approved 10/07/21

25. INSPECTED BY	Signature	(b) (6)	Date of Report	3/11/2022
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26. PAYMENT REQUEST (For repair contracts under \$100,000)				
GSA COR	ERIK PETERSON	<small>Digitally signed by ERIK PETERSON DN: cn=US, o=U.S. Government, ou=Contracting Services Administration, c=US, email=PETERSON.E, OID.2.5.2.42.1.2.0.0.0.0.0.0.1.1.47.00.10 00000000</small>	OR	CONTRACTING OFFICER (Signature)
	ON	<small>Reason: I agree to the terms defined by the placement of my signature in this document. Location: your signing location here Date: 2022.03.14 14:36:51 -05'00' Email: PETERSON.E@GSA.gov</small>	%	DATE